

## **8. AUTOMOBILES – PARKING – revised May 2025**

8.1. Only resident owned private passenger automobiles with proper license and registration and Montgomery Walk parking ***decal*** affixed to the windshield are permitted ***to park*** in Montgomery Walk. Boats, trailers, mobile homes, recreational vehicles, all-terrain vehicles, and commercial vehicles *owned or leased by residents*, or the like may not be parked in the community. Small pickup trucks are permitted when used exclusively for personal, non-commercial transportation.

8.2. Residents with one (1) or two (2) vehicles must park their vehicles in their garage(s). Residents who live on Lincoln or Eisenhower may utilize their driveway. Residents with more than two (2) vehicles in the community may park the additional vehicle(s) with proper Montgomery Walk decal(s) in the overflow parking areas. ***Overflow areas within courtyards require parallel parking as close to the curb as possible. Overflow areas on East and West Kennedy require parking within the spaces delineated perpendicular to the curb.***

8.3. Commercial vehicles including, but not limited to, trucks, tractors, vans, vehicles with commercial lettering, vehicles with more than four (4) wheels, vehicles with equipment boxes or storage containers, vehicles with ladders or ladder racks, municipal work vehicles, and windowless vans are prohibited

from overnight parking in the community. Commercial vehicles are permitted *in Montgomery Walk* only during daytime hours, and in conjunction with repairs, maintenance, and construction projects within the community. ***Commercial vehicles may be parked at the work site only while loading or unloading tools or materials, after which the vehicle must be properly parked in an overflow area.***

8.4. Overnight parking of commercial vehicles, boats, trailers, recreational vehicles, or all-terrain vehicles, or the like are prohibited.

8.5. Overflow parking areas may be used as follows:

8.5.1. Storage of vehicles in overflow areas is prohibited/These areas are for guest parking. Any vehicle that is parked unmoved for at least one week will receive a ticket. Any vehicle that is parked for at least thirty (30) days may be towed at the owner's expense, unless approved by the Executive Board.

8.5.2. During the snow removal season, owners must cooperate with equipment operators by garaging cars or moving them to another overflow area. Vehicles parked in overflow areas during snow operations may be plowed in and the community will not be responsible for damage from accumulated snow or snow removal efforts around the vehicle.

8.5.3. During periods when a resident may be away with friends or relatives, residents may not use overflow parking as a parking area for them, nor can they park one of their cars in the overflow area to afford their guest use of their garage space.

***This practice violates the intent of the parking rules and may necessitate a fine or towing of the vehicle at the owner's expense.***

8.6. Motor vehicles may be parked only in authorized parking areas. No motor vehicles may be parked in such a manner as to interfere with the movement of traffic through the Montgomery Walk Community. Additionally, no motor vehicle shall be parked in such a manner as to block or impede the use of fire hydrants, entrances to any building(s), posted fire lanes, or any areas marked with yellow stripes.

8.7. Parking in violation of these Community Rules of Montgomery Walk is deemed to create a hazardous condition that would endanger the health and safety of the Montgomery Walk Community. Any vehicle parked in violation of these Community Rules of Montgomery Walk may be towed without warning at the owner's expense and the owner may be assessed a fine by the Association.

8.8. No unregistered or inoperable vehicles may be moved onto or kept on the property. Any vehicle considered inoperable or abandoned will have a towing notice affixed to the windshield

or other prominent place on the vehicle declaring it abandoned, warning of its impending removal by a commercial towing service and setting forth the date of the posting and the date of the removal. If the vehicle is not removed within seventy-two (72) hours after being posted, then the vehicle will be removed by a commercial towing service at the owner's expense and all further communications regarding the vehicle will be with the commercial towing service. Should the abandoned vehicle belong to a Unit Owner or tenant, the Unit Owner will be fined by the Association at the rate of fifty dollars (\$50.00) per day for each day the abandoned vehicle remains on the property.

8.9. Guests are permitted to park in the designated parallel parking spaces within each courtyard for periods not to exceed three (3) **consecutive** nights on an occasional basis. Residents are not permitted to park in these parallel spaces from dusk to dawn.

8.10. Parking is permitted for Unit Owners on Lincoln and Eisenhower in the Unit Owner's garage or on the Unit's driveway. Street parking is not allowed, except for service contractors performing maintenance or Unit repair, as long as they are not impeding traffic flow. After loading or unloading materials and supplies, contractors are then subject to moving their vehicle(s) to overflow parking areas. Unit owners on Lincoln and Eisenhower with driveways may allow contractors

to use their driveway and move their vehicle(s) to overflow or their garage. Guest, visitors, and invitees must park in the designated parallel parking areas along East and West Kennedy and Eisenhower Lane for up to three (3) nights. Longer periods need Board approval or risk being towed at the owner's expense.

8.11. The parking area located within the roadway right of way and elsewhere on the property are to be utilized by owner's guests for non-permanent parking for any period exceeding seven (7) days. No parking is allowed on the roadways, East Kennedy, West Kennedy, Lincoln, or Eisenhower, other than in the designated areas.

8.12. No vehicles may be parked parallel or perpendicular in a courtyard or in front of courtyard to impede or prevent access to fire lanes.

8.13. All residents, guests, and lessees are required to adhere to the posted speed limit within the community, execute a full stop at all stop signs, and adhere to all rights of way for pedestrians. Failure to adhere to these rules may result in a fine or loss of privileges within the community.

8.14. Should an extenuating circumstance arise which would require a **temporary** parking allowance causing noncompliance with the parking rules, please notify the Management Company

specifying the reason and the request and ***must be approved by the Board in advance.***